

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In DALLAS COUNTY, on Interstate 635 (I-635), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes pursuant to the deed recorded in Volume 74, Page 548 of the Deed Records of Dallas County, Texas, with denial of access to the abutting remainder property as described in the instruments.

Cinemark Partners II, Ltd., the current owner of the abutting property, has requested designated access to and from the eastbound frontage road of I-635 for proposed access at one location along the property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the eastbound frontage road of I-635.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

*Mansabul Z. Ramthun*

87A2285CBB044E3...

Director, Design Division

DocuSigned by:

*W. D. Willis*

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Executive Director

116211 February 23, 2022

Minute  
Number

Date  
Passed

## EXHIBIT A

County: Dallas

Highway: Interstate Highway 635

Control Section: 2374-1-1

**BEING** an Access Line delineating a permitting of access to the transportation facility from the adjacent property along Interstate Highway 635 situated within the City of Dallas, Isaac B Webb Survey, Section 65C, Abstract Number 1574, Dallas County, Texas, being on the south right of way line of Interstate Highway 635 (LBJ Freeway, a variable width right of way), being on the north line of Lot 1, Block 2/6592 of the Plat titled "Movies 17 – LBJ/Webb Chapel" an addition in the City of Dallas recorded in Volume 95118, Page 3653 of the Plat Records of Dallas County, Texas, and being on the north line of a called 11.6946-acre tract of land as described in the Special Warranty Deed to CINEMARK PARTNERS II, LTD. recorded in Volume 94165, Page 393 of the Deed Records of Dallas County, Texas. Said Access Line surveyed on the ground in 2022 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 and being more particularly described by metes and bounds as follows (Basis of Bearings: Grid North, as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone):

**COMMENCING** at a Texas Department of Transportation (TXDOT) Type III right of way monument found at the intersection of the south right of way line of Lyndon B Johnson Freeway (Interstate Highway 635), a variable width right of way, as described in the deeds to the State of Texas recorded in Volume 74, Page 548 and Volume 99, Page 178 both of said Deed Records with the west right of way line of Webb Chapel Road, a variable width right of way, as described in the right of way dedication of a called 0.0565 acre tract of land to the State of Texas recorded under Instrument No. 200700309648 of the Official Public Records of Dallas County, Texas, from which a TXDOT Type III right of way monument found at a re-entrant corner of said called 0.0565 acre tract of land bears SOUTH 53 degrees 26 minutes 03 seconds EAST, 51.86 feet;

**THENCE** SOUTH 74 degrees 00 minutes 54 seconds WEST, 231.94 feet with the south right of way line of said of Lyndon B Johnson Freeway (Interstate Highway 635) to a 1/2-inch capped iron rod stamped "BOWMAN EASEMENT" set at the **POINT OF BEGINNING**;

**THENCE** SOUTH 74 degrees 00 minutes 54 seconds WEST, 30.97 feet to a 1/2-inch capped iron rod stamped "BOWMAN EASEMENT" set at the end of said Access Line, from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" previously set at the northwest corner of said Lot 1 bears SOUTH 74 degrees 00 minutes 54 seconds WEST, 325.30 feet.

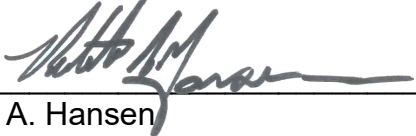
Access is permitted across the Access Line.

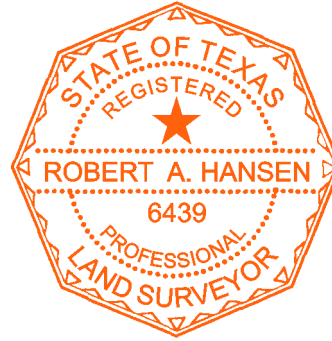
EXHIBIT A

County: Dallas  
Highway: Interstate Highway 635  
Control Section: 2374-1-1

February 2, 2022  
Bowman Consulting Group Ltd.

By: \_\_\_\_\_

  
Robert A. Hansen  
Registered Professional  
Land Surveyor No. 6439  
See attached exhibit of even date.



Referenced on TXDOT Mapsheet No. 5  
Interstate Highway 635  
Account No. 9018-9-1  
Project No. I 635-6(64)459  
Dallas County

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°00'54" W	30.97'
L2	S 74°00'54" W	325.30'

# EXHIBIT "A"

**LYNDON B JOHNSON FREEWAY  
INTERSTATE HIGHWAY 635**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOLUME 74, PAGE 548)  
(VOLUME 99, PAGE 178)  
D.R.D.C.T.

State of Texas  
Instrument No.  
200700309648  
O.P.R.D.C.T.

ROW Dedication  
Volume 95118,  
Page 3653  
M.R.D.C.T.

**P.O.C.**  
FOUND TXDOT  
TYPE III (C.M.)  
GRID COORDINATE  
N: 7,018,684.93  
E: 2,467,576.31

**P.O.B.**  
GRID COORDINATE  
N: 7,018,621.05  
E: 2,467,353.34

PREVIOUSLY SET  
1/2" IRON ROD  
WITH CAP STAMPED  
"1519 SURVEYING" (C.M.)

ACCESS LINE  
(ACCESS PERMITTED)

LOT 1A, BLOCK 1/6592  
TRIWEST PLAZA  
VOLUME 89040, PAGE 3650  
M.R.D.C.T.

CINEMARK PARTNERS II, LTD.  
VOLUME 94165, PAGE 393  
D.R.D.C.T.

REMAINDER OF  
LOT 1, BLOCK 2/6592  
MOVIES 17 - LBJ/WEBB  
CHAPEL  
VOLUME 95118, PAGE 3653  
M.R.D.C.T.

EASEMENT  
LOCATION

SUBJECT TRACT &  
LOCATION OF EASEMENT

S 74°00'54" W 231.94'  
187.18'

PREVIOUSLY SET  
1/2" IRON ROD  
WITH CAP STAMPED  
"1519 SURVEYING"

EXISTING DENIAL OF  
ACCESS LINE  
(ACCESS DENIED)  
VOLUME 99, PAGE 174  
VOLUME 74, PAGE 548

FOUND TXDOT  
TYPE III (C.M.)

WEBB CHAPEL ROAD

PROPOSED QT SITE

A PORTION OF  
CINEMARK PARTNERS II, LTD.  
VOLUME 94165, PAGE 393  
D.R.D.C.T.

A PORTION OF  
LOT 1, BLOCK 2/6592  
MOVIES 17 - LBJ/WEBB CHAPEL  
VOLUME 95118, PAGE 3653  
M.R.D.C.T.

**ISAAC B WEBB  
SURVEY, SECTION 65C  
ABSTRACT NO. 1574**

## LEGEND

●	SET 1/2" IRON ROD WITH CAP STAMPED "BOWMAN EASEMENT" UNLESS NOTED OTHERWISE
○	PREVIOUSLY SET PK NAIL WITH SHINER STAMPED "1519 SURVEYING" UNLESS NOTED OTHERWISE
—+—+—	CONTROL OF ACCESS LINE ACCESS DENIED
—	ACCESS LINE
---	PROPERTY LINE (AS NOTED)
C.M.	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS

60' 30' 0' 60'  
SCALE IN FEET

- NOTES:
- (1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NA2011 (EPOCH 2010.00), NORTH CENTRAL ZONE (4202).
  - (2) A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
  - (3) TXDOT TYPE III: TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISK IN CONCRETE RIGHT-OF-WAY MONUMENT.



**RELEASE OF ACCESS**  
**LOT 1, BLOCK 2/6592, MOVIES 17 - LBJ/WEBB CHAPEL**  
**(VOL. 95118, PG. 3653, M.R.D.C.T.)**  
**ISAAC B WEBB SURVEY SECTION 65C ABSTRACT NO. 1574**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

TEXAS DEPARTMENT OF TRANSPORTATION

PROJECT: ACCESS LINE

PAGE 1 OF 1

JOB NO. 9693

DRAWN BY: OIS

CAD FILE: 9693 - TXDOT ACCESS EASEMENT.DWG

DATE: 02/02/2022

CHK. BY: RAH

SCALE: 1" = 60'

ROBERT A. HANSEN

REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6439 TEXAS FIRM NO. 10120600

BOWMAN CONSULTING GROUP, LTD.

1200 WEST MAGNOLIA AVENUE, SUITE 300 FORT WORTH, TEXAS 76104

214-484-8586

